

Municipal Clerk
Atlanta, Georgia

04-0-2074

Z-04-125

Date Filed: 10/4/04

AN ORDINANCE

BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

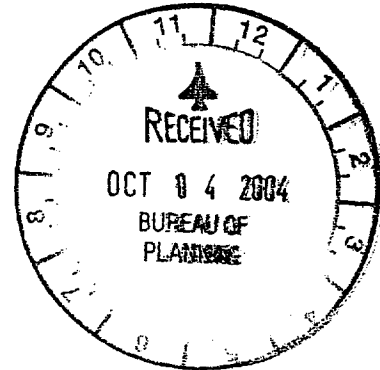
SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1498 Murphy Avenue, S.W.**, be changed from the I-1 (Light Industrial) District to the R-4 (Single Family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 121, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

7-04-125

THIS INDENTURE, made this 17th day of June in the year of our Lord Two Thousand Four between

CHARLES EDWARD WILLIAMS

of the State of Georgia and County of FULTON, hereinafter referred to as GRANTOR, and

MILES VICKERY

of the State of Georgia and County of FULTON, hereinafter referred to as GRANTEE.

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten and No/100ths (\$10.00) DOLLARS and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs, successors and assigns of each where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 121 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST SIDE OF MURPHY AVENUE, 80 FEET SOUTH OF THE SOUTHEAST CORNER OF MURPHY AVENUE AND LANGSTON STREET (FORMERLY JONESBORO ROAD); RUNNING THENCE SOUTH ALONG THE EAST SIDE OF MURPHY AVENUE 40 FEET; THENCE IN AN EASTERLY DIRECTION 125 FEET; THENCE WEST 125 FEET TO THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 1498 MURPHY AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA.

Subject to easements and restrictions of record.